



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 02/25/2013**

**Arlington Redevelopment Board**

**February 25, 2013**

**2<sup>nd</sup> Floor Conference Room, Town Hall annex – 7:00 p.m.**

**PRESENT: Mr. Fitzsimmons, C. Scypinski, T. Fields, A. West**

**ABSENT: Mike Cayer**

**STAFF: Carol Kowalski**

### **AGENDA ITEM: Public hearing, re-open 30-50 Mill signage**

**DISCUSSION:** Mr. Fitzsimmons called the meeting to order at 7:05pm, announcing that the Board would reopen hearing docket 3386. Adelaide Grady, from Wood Partners, presented the owner's application for approval of a new sign package. The property management company was concerned that the approved white signs would get dingy too quickly. In addition, the new signs would include the project's new name: Alta Brigham Square. She noted that 22 Mill Street office condominiums would present their own sign plan for the corner of Mill and Mill Brook Drive. Mr. Fields confirmed that background and font will change. Mr. West asked if the key was the same, Ms. Grady confirmed that it was identical to the original approved submission. Ms. Scypinski asked about height of signs, previously they were much lower, now they are at a height that could hurt a shoulder or neck. They need to go up to 7' or down. She requested that the heights of signs situated adjacent to pedestrian walkways (notably the "G" and "H" series shown in the plans) be raised to seven feet (measured from the bottom of the sign to the walkway) for pedestrian safety.

Mr. Fitzsimmons recalled that the Board had asked with the previous sign review and approval that some redundant signage be reduced. He requested that the "G2" sign be removed since the "G" and "G3" signs were sufficient to direct visitors to the designated visitor parking spaces, and eliminating the "G2" would help reduce visual clutter. Mr. Fitzsimmons asked if the E sign at location 16 could be eliminated, and whether B2 was on a post or the wall.

Mr. West requested that the various wayfinding signs (the "E" series) be revised to direct the public to the Minuteman Bikeway or the town's pocket park (referred to as the hearing as "Mill Brook Park", but subject to confirmation by the Director of Planning as to whether that is indeed the correct name of the park) as opposed to the leasing office

Ms. Grady indicated that these changes would be acceptable to the applicant

**VOTE:** With these changes incorporated into the motion as conditions, Mr. Fields moved to approve the proposed sign package. Mr. West seconded the motion, and the four Board members in attendance voiced their unanimous

approval.

**ATTACHMENTS:** November 29, 2012 sign plans prepared by Metro Sign and Awning, Tewksbury, MA

**AGENDA ITEM: Symmes signage**

**DISCUSSION:** The owner would add two or three wayfinding signs at a later time. With this review the owner requested approval only for the identity sign on Summer Street and would re-submit the design for other signs later. The only change from the prior presentation was that the backer panel would be a bronze color, the green on Brightview would be different, the URL for Brightview would be omitted, the size of the font would increase and reference to the assisted living facility would read "BrightView Senior Living" not "BrightView Arlington".

**VOTE:** Mr. West moved to approve as amended, Mr. Fields seconded and all voted in favor.

**ATTACHMENTS:** BurkeDesign Feb 5, 2013

**AGENDA ITEM:** Mr. Fitzsimmons took comments on Town Meeting Article 14 to lift the ban on self-service gasoline stations first before meeting minutes to accommodate attendees who sought to comment. The Board was invited to comment by the Board of Selectmen on this proposed amendment to a Town bylaw. Carl Wagner, sponsor of the warrant article, explained why he wants to allow the option of self-service gas pumping. Members were curious to know why the prohibition was imposed in the first instance. Mr. Wagner reported that there is not much available in the record that he could find to date. Mr. Fitzsimmons commented that the material from Town Meeting in the 1970s and again in 1983 did not shed much light on legislative intent. Mr. Wagner said he would contact other Towns such as Winchester and Newton to find out their history of self-serve gas. Dean Harrington suggested contacting gas station owners to ask them what their business would be like if they weren't pumping gas. Mr. Harrington commented that they wouldn't be in business just taking care of car repairs. Pumping gas gives them more income. If they lose that income, gas station owners would not be able to stay in business, and car-owners would be forced to bring cars to dealers or specialists. Theresa Harrington commented that the Gulf Station was part of a group of gas stations who fought the elimination of the prohibition on self-serve because they didn't want to lose that business. Mr. Harrington opined that the original prohibition on self-serve gas was based purely on economic and community character issues. The Board and Mr. Wagner agreed that it would be informative to ask gas station owners what they think lifting the ban would do to their gas business and their auto repair business. The Board wanted to look into the existing zoning regulations that regulate and limit mega-gas stations. The Board felt there was insufficient information to act on making a recommendation. Individual members could convey comments to the Selectmen via Ms. Kowalski, and she would get any additional information from Mr. Wagner to the Board members.

**AGENDA ITEM: Central School site concepts.** Ms. Scypinski described three options for paving alternatives. The least expensive is Streetprint. Next is resin-based concrete material over regular blacktop. Most expensive is new brick on existing concrete. "Streetprint" needs to be re-done several times per year as it wears fast. Ms. Scypinski presented the cost difference of each alternative. The Board discussed Ms. Kowalski's suggestion of bituminous with chip seal in the vehicular area and the butt-tight brick, as the sidewalks were recently re-done, near the tree wells. Discussed creating ADA-compliant parking spaces at rear or on Maple Street or two ADA spaces on the east drive at the east entrance. Check with Disabilities Committee first. Find out how many exist now and how many are required. Ms. Scypinski determined that two would fit

on Maple Street in the middle of the crescent. Ms. Scypinski also recommended re-doing the brick walkway from Academy along the drive and replacing the trench drain. Dumpster enclosure needed. She recommended observing how the hauler approaches and to design accordingly. Ms. Scypinski will do a final sketch based on the discussion.

**DOCUMENTS: Concept drawings by Ms. Scypinski.**

**AGENDA ITEM: Master Plan.** Ms. Kowalski gave a brief update on initiating the Master Plan consultant.

**AGENDA ITEM: Approval of minutes.** November 21, 2011 meeting minutes. Add "2011" to the date. Mr. Fields moved to approve as amended. Ms. Scypinski seconded and Mr. Fields, Ms. Scypinski and Mr. Fitzsimmons voted in favor. Mr. West abstained.

Mr. Fields moved to approve December 5, 2011 meeting minutes as amended. Mr. West seconded, and Mr. West, Ms. Scypinski and Mr. Fields approved. Mr. Fitzsimmons abstained as he was absent from that meeting.

Mr. Fields moved to approve December 12, 2011 minutes, Ms. Scypinski seconded and all voted in favor.

Mr. West moved to approve the February 11, 2013 meeting minutes as amended. Mr. Fields seconded and all voted in favor.

**Agenda item:** Response to Open Meeting Law complaint.

**VOTE:** Mr. Fields moved to send the draft letter, as amended. Mr. West seconded and all voted in favor.

**Adjourn.**

The Board approved these minutes with corrections on April 8, 2013.